

Project Narrative

22420.0000 COPPER SKY, DISTRICT 3 MEDICAL CAMPUS

Date Issued: November 11, 2022

Maricopa DRP re-submittal

CITY OF MARICOPA – COPPER SKY MEDICAL CAMPUS

Why Maricopa:

- City was voted the #1 best place to raise a family.
- Second fastest growing city in Arizona.
- Approximately 35 minutes from Phoenix Sky Harbor International Airport.

Key Anchor Projects:

- 24/7 ER Hospital

Hospital will feature and Emergency department with 14 care stations and 2 Trauma rooms, one class 3 Operating room, and general Procedure room. Hospital Imaging department will provide an MRI, a CT machine, and a general single or bi/planning x-Ray machine.

Hospital will also provide 24/ 7 care with 14 standard care beds, and 4 ICU beds. Some units will be provided with air-borne infection risk control methods, and / or bariatric capacity. Hospital will have an internal med prep pharmacy. (non-retail). A large outdoor terrace will be provided adjacent to the family waiting room.

An empty third floor will be provided for future expansion of services.

- Medical Office Building

Leasable space for various outpatient medical practices. Main building lobby will feature a large double height space with upgraded finishes.

- Rental Lofts

Luxury and market rate apartment style apartment units will be provided on 5 residential for the use of physicians, and medical care providers who wish to live

onsite, or are visiting from other regions. Some units will be rentable by other non-medical people in the community. A large open pool and outdoor amenity deck is provided on top of the garage, interconnected to the raised pedestrian walkway that connect of the building on the campus. Each unit will have its own controlled air conditioning and heating, with space for a washer/ dryer in each unit. Each unit has a balcony space and storage room. Amenities spaces inside the communal spaces include a large fitness room and lounge with a sports bar atmosphere.

Layout mix of apartment types will be; 76 one bedroom, 52 two bedroom, and 18 three bedroom units.

- **Select Service Hotel**

138 room, high end hotel will provide all rooms with in-suite kitchenette or kitchen. The top floor will have a mix of king size and 2-bedroom rooms. The rest of the floors will have all king size suite rooms, with capability of adjoining doors to connect rooms as necessary. All rooms will be provided with upgraded finishes and furnishings. Accessible rooms will be provided. Hotel will also have a conference center, with 3 rooms capable of opening to each other to form a larger room. Hotel will have a pool and entertainment bar on the 2nd level outdoor deck, and adjacent fitness room. Ground floor restaurant and kitchen will have indoor, outdoor and lounge seating. Rooftop will have outdoor amenity space for a large open area view deck, and drink bar, and several hot tubs.

Project Phase and Timelines:

- Phase 1A: Medical Campus Anticipated Buildout: 1 thru 36 Months (14.3 acres)

Future: D3 is an exceptional development that looks to the future, while preserving and revitalizing Copper Sky Park in ways that blends its unique amenities with generous public park, open spaces and many new services for the City of Maricopa.

Vision: D3 embraces the goals set forth in the City's General Plan and the City's 2040 Vision Strategic Plan.

Opportunity: The District 3 (D3) Planned Area Development (PAD) offers a once in a lifetime opportunity to transform an under-developed area of Copper Sky Park into

a Medical Campus, an Innovation Campus and a SportsTainment District, built to satisfy the needs and desires of the Community and the region.

Iconic: It is rare to find a half-mile of commercial frontage on a major highway going through the heart of a city where an iconic development can rise to represent Maricopa and its future prosperity as one of the nation's fastest growing cities.

Impact: D3 will drive economic growth through a true 52.3-acre mixed-use, live and work development composed of three campuses totaling over 2.3 million square feet of building area. According to a soon to be released study by Elliot D. Pollack & Company, 11,500 construction related jobs and nearly 3,000 annual operation-related jobs will be created. The estimated construction tax revenue to the City is \$17.0 million and it will collect over \$6.3 million each year from primary and secondary tax revenues. Over a 30-year timeline the total economic output is projected to reach \$4.3 billion.

Elevate: Although the D3 PAD site is currently under-developed, a combination of both careful and bold urban design moves will elevate Copper Sky Park to another level including multiple grand entrances with beautiful landscaping and water features.

Conclusion:

- City of Maricopa is pro-growth and business friendly.
- Opportunity to build an iconic Smart City of the future.
- Opportunity to build on the Maricopa brand as an Innovation Hub.
- Instantly generating over 400 new medical related, high-paying jobs.
- Upon completion of the project, D3 will create nearly 3,000 annual operational jobs.

Parcel # 51012014E.

Proposed hours of operation: Hospital (24/7); Hotel. Condominiums and Apartments (24/7); All other facilities (800 a.m.-10:00 p.m.)